

JOSEPH CASE JUNIOR HIGH SCHOOL SWANSEA, MA

PROJECT FACTS



Location: 70 School Street, Joseph Case High School
(Shared Campus)

Serving: 510 Students, Grades 6-8

Square Footage: New 114,000 Square Foot Building

Cost Information

Total Project Budget: \$149,723,734

MSBA Reimbursement + Rebates: Approx. \$61,444,746

District Cost: \$88,278,988

What is the Massachusetts School Building Authority (MSBA) reimbursement rate for eligible project costs? What items are ineligible for reimbursement?

The projected base reimbursement rate is 56.26% plus a maintenance incentive and up to 5.56% additional potential reimbursement for maintenance and energy efficiency. Reimbursement applies to 'eligible' project costs only. Examples of ineligible costs include abatement of vinyl asbestos tile, moving costs, swing space, soft costs in excess of 20% of construction cost, site costs in excess of \$73/SF, and building costs in excess of \$605/SF. Projected ineligible scope has been factored into the projected district share.

Why not repair the existing building?

Potential MSBA support of a repair project is contingent upon that repair solution substantially meeting the district's educational programming needs. An addition/renovation option which does support the district's approved Educational Program, thus securing state funding, has been studied and found to be no less expensive than building new. Furthermore, a new building lends itself to better utilization of space energy efficiency and lower long-term operational/maintenance costs, resulting in additional savings for years to come.

Why is it so expensive to repair the existing building when a new school would require all the same work and then some?

The existing school also requires significant work to meet current codes. The walls and roofs lack adequate insulation and vapor barriers, while plumbing systems do not meet low-flow or accessibility requirements. Other necessary work includes structural reinforcement and electrical and mechanical upgrades. While a new building requires foundations, the existing building would also need extensive foundation work, steel shear bracing, and seismic clips to meet current structural code.

Working within an existing structure makes these upgrades more costly. For example, installing new mechanical ductwork to meet current outside-air requirements means navigating cramped corridors, low ceilings, and existing systems. In a new building, these systems can follow clear routes designed and framed to accommodate them.



How will the old Joseph Case Junior High School be used in the future?

Further study will be conducted by the district/town on potential uses of the facility.

What happens if we do not move ahead with this proposed new school?

If the voters in Swansea do not pass this vote, they will lose their position with the Massachusetts School Building Authority (the funding authority) and any future project hoping to be included in the state's funding program will wait to be admitted, it is a bit like being put in the back of the line.

The district/town will forgo approximately \$61 million in state funding and rebates.

The existing school building will continue to incur costs to be maintained and/or repaired, and to accommodate the pending need for additional classroom space.

The students of Swansea will continue to be taught in aging facilities without modern spaces for Science, Technology, Engineering, Art, Music, and Library and special education needs.

One very real example of what happens if a Town does not pass its vote is occurring right now on the North Shore: they failed the project vote in 2018 for a \$70M school and have just been invited back into the MSBA program and with today's construction costs it is estimated that the same project will cost the town \$170-\$180M.

Visit the project website for more information:

<https://www.swanseaschools.org/page/msba-joseph-case-jr-high-building-project>

